

Anthony Knight

P 03 9735 5677

M 0417 397 117

E anthony@nobleknight.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

37 Melrose Avenue Coldstream VIC 3770

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$685,000 & \$735,000

Median Sale Price

\$667,750 Houses in Coldstream between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



40 Melrose Avenue Coldstream VIC 3770 Sold Price **\$690,000** Sold Date **05-Jun-18**

 3  2  2

Distance **0.06km**



28 South Gateway Coldstream VIC 3770 Sold Price **\$775,000** Sold Date **29-Oct-18**

 5  2  6

Distance **0.54km**



24 South Gateway Coldstream VIC 3770 Sold Price **\$605,000** Sold Date **15-Jun-17**

 6  2  2

Distance **0.57km**

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